

**2022041201 00102**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$430.00**

PRESENTED & RECORDED  
 09/06/2022 11:51:54 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA M THOMPSON, DPTY  
**BK: RE 3716**  
**PG: 1620 - 1621**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$430.00

Parcel Identifier No. 6805-62-9112.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By: \_\_\_\_\_

Mail/Box to: Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh, NC 27609This instrument was prepared by: Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh, NC 27609Brief description for the Index: Lot 45, Block B, Country Club HillsTHIS DEED made this 6 day of September, 2022, by and between

GRANTOR	GRANTEE
<b>John A. Russo, Jr. and Shelby Russo, a married couple</b> <i>Forwarding Address:</i> 432 Eclipse Lane, Elgin, SC 29045	<b>Opendoor Property Trust I, a Delaware Statutory Trust</b> <i>Mailing Address:</i> 410 N. Scottsdale Road, Suite 1600, Tempe, AZ 85281  <i>Property Address:</i> 290 Tipperary Lane, Winston Salem, NC 27104

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 45, Block B, Country Club Hills, as shown on the Plat recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 12, Page 173, reference to which is hereby made for a more particular description.

Parcel ID: 6805-62-9112.000


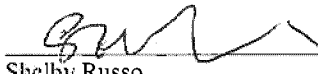
The property hereinabove described was acquired by Grantor by instrument recorded in Book 3427 Page 4168.All or a portion of the property herein conveyed XX includes or \_\_\_\_\_ does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 12 Page 173.

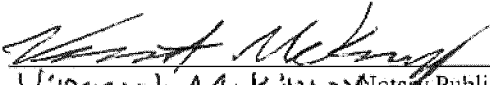
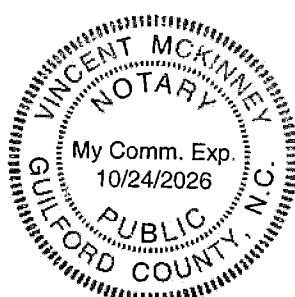
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

**There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

  
John A. Russo, Jr.  
  
Shelby Russo

<p>State of North Carolina County of <u>Guilford</u></p> <p>I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: <u>John A. Russo, Jr. and Shelby Russo</u></p> <p>Date: <u>9/6/2022</u></p> <p>My Commission Expires: <u>10/24/2026</u></p> <p> <u>Vincent McKinney</u> Notary Public Notary's Printed or Typed Name</p>	<p>(Official/Notarial Seal)</p> 
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